

ATTACHMENT J2

Niagara Falls ARS Natural Gas Distribution System

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J2 Niagara Falls ARS Natural Gas Distribution System

J2.1 Niagara Falls ARS Overview

The Niagara Falls Air Reserve Station (ARS) is home to the 914th Airlift Wing (AW) of the Air Force Reserve and the 107th Air Refueling Wing (ARW) of the New York Air National Guard. The 914th AW is the host unit at the Niagara Falls ARS and the 107th ARW is the largest tenant. The installation is located approximately 6 miles east of Niagara Falls, New York and 20 miles north of Buffalo, New York. The installation occupies 985 acres on the northern part of the Niagara Falls International Airport in Niagara County, New York. The installation leases 38.71 acres from the People of the State of New York and 37.1 acres from the Niagara Frontier Transportation Authority.

The 914th AW has an economic impact of over \$76 million on the surrounding area. The working population consists of 1,117 Reservists and 397 full time personnel, of which 209 are civilians. The 914th AW's mission is to provide airland and aerial delivery of troops, supplies, and equipment using C-130 H-3 Hercules cargo aircraft carriers. The base occupies 82 buildings on the Niagara Falls ARS including 62 buildings dedicated to industrial activities and 20 to administrative activities.

The 107th ARW has an economic impact of over \$61 million on the surrounding area. The working population consists of 552 assigned personnel, 260 active Reservists and military technicians, and 18 other employees. The 107th ARW's mission is to provide in-flight refueling services for cargo and passenger movements using KC-135 Stratotankers. The base occupies 22 buildings on the Niagara Falls ARS including 16 buildings dedicated to industrial activities and 6 to administrative activities.

The Niagara Falls International Airport opened in 1928 and was joined by the military in 1946. The base has expanded several times over the years. The base has some Visiting Officer Quarters but no permanent on-base military family housing. No significant growth or reduction in building square footage or personnel is planned.

J2.2 Natural Gas Distribution System Description

J2.2.1 Natural Gas Distribution System Fixed Equipment Inventory

The natural gas distribution system consists of all appurtenances physically connected to the distribution system from the point where the distribution system enters the Installation, and Government ownership starts to the point of demarcation, defined by the right of way. The system may include pipelines, valves, regulators, and meters. The actual inventory of items sold will be in the bill of sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the distribution system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in

the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory. Specifically excluded from the natural gas distribution system privatization are:

- The natural gas mains and laterals on the 107th ARW side of the installation. These lines are owned by National Fuels Gas.

J2.2.1.1 Description

National Fuel Gas Company supplies natural gas to the Niagara Falls ARS. The natural gas systems for the two occupants, the 107th ARW and the 914thAW, are maintained separately. The National Fuel Gas Company owns and maintains the 107th ARW system, therefore it is not included in this contract.

The natural gas system for the 914th AW at the Niagara Falls ARS enters the installation at the main entrance on Lockport Road. The 6-inch feeder pipe enters the metering station near the main gate where the gas pressure is reduced to approximately 5psig for distribution through the installation. This metering station is owned by National Fuel Gas, with Air Force ownership beginning at the last valve the line before the pipe goes underground to distribute gas to installation buildings. Most of the gas distribution system was replaced with new polyethylene pipe during the 1990s and 2000s. Some steel pipe laterals remain. There are no cathodic protection devices on the steel pipes. The pipe sizes vary from 1 to 6-inches in diameter and range in depth from 2 to 6 feet below ground, although the actual depth may vary.

J2.2.1.2 Inventory

Table 1 provides a general listing of the major natural gas distribution system fixed assets for the Niagara Falls ARS natural gas distribution system included in the sale.

TABLE 1
Fixed Inventory
Natural Gas Distribution System Niagara Falls ARS

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
<u>Piping</u>				
Polyethylene pipe	1	4,318	LF	1995
Polyethylene pipe	2	3,353	LF	1995
Polyethylene pipe	2	320	LF	2000
Polyethylene pipe	3	3,992	LF	1995
Polyethylene pipe	4	1,060	LF	1995
Polyethylene pipe	4	1,508	LF	2001
Polyethylene pipe	6	6,677	LF	1995
Polyethylene pipe	6	448	LF	2001
Steel pipe	1	1,911	LF	1955
Steel pipe	2	948	LF	1955

TABLE 1

Fixed Inventory

Natural Gas Distribution System Niagara Falls ARS

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
<u>Valves</u>				
PE Ball Valves	1	9	EA	1995
PE Ball Valves	2	11	EA	1995
PE Ball Valves	3	8	EA	1995
PE Ball Valves	4	3	EA	1995
PE Ball Valves	4	1	EA	2001
PE Ball Valves	6	15	EA	1995
Steel Plug Valves	1	9	EA	1975
Steel Plug Valves	2	2	EA	1955
Steel Plug Valves	4	9	EA	2000
<u>Meters</u>				
Meters	1.25	21	EA	1970
Meters	1.25	3	EA	1998
<u>Cocks and Regulators</u>				
Gas Cock	1.25	28	EA	1970
Gas Cock	1.25	28	EA	1995
Pressure Regulator	1	3	EA	1975
Pressure Regulator	1	3	EA	1995
Pressure Regulator	1.5	16	EA	1965
Pressure Regulator	1.5	16	EA	1995
Pressure Regulator	2	8	EA	1980
Pressure Regulator	2	8	EA	1995
Pressure Regulator	3	2	EA	1970

Notes:

PE = Polyethylene

LF = Linear Feet

EA = Each

J2.2.2 Natural Gas Distribution System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts), and **Table 3** lists specialized vehicles and tools included in the purchase. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2

Spare Parts

Natural Gas Distribution System Niagara Falls ARS

Qty	Item	Make/Model	Description	Remarks
There are no spare parts to transfer with the bill of sale.				

TABLE 3

Specialized Vehicles and Tools

Natural Gas Distribution System Niagara Falls ARS

Description	Quantity	Location	Maker
There are no special vehicles or tools to transfer with the bill of sale.			

J2.2.3 Natural Gas Distribution System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4

Manuals, Drawings, and Records

Natural Gas Distribution System Niagara Falls ARS

Qty	Item	Description	Remarks
1	Gas Distribution System Drawings for 914th side of installation	Plan view	None

J2.3 Specific Service Requirements

The service requirements for the Niagara Falls ARS natural gas distribution system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Niagara Falls ARS natural gas distribution system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

- The Contractor shall provide monthly meter reading reports in accordance with Paragraph J2.6, and that meet the following requirements:

The Contractor shall keep an electronic meter book with monthly consumption and demand (if applicable) for each meter reading. Meter books shall also include building address or facility number, meter number, previous month reading, current month readings, multipliers for each meter, total monthly consumption, points of contact for meter questions, and procedure for converting meter reads into consumption (including multipliers). The Government may provide a meter reading report format to be used for meter readings.

- Some of the utility systems described in this document are located in restricted areas. Access to the restricted areas will be available only with an approved escort by base security.

- The Contractor shall conform to the base spill plan (copy located in the Technical Library) and provide a copy to their EPCRA report(s) to the base on request.
- Provide marks on the ground to show locations of underground distribution lines on a as needed basis as other entities request. Mark utilities in the field to show location and depth.

J2.4 Current Service Arrangement

National Fuel Gas Company is the natural gas commodity provider to the 914th AW. The FY 2002 annual natural gas usage was 41,667 MCF. The average monthly usage is 3,472 MCF with the peak month occurring in January with 9,287 MCF and the lowest usage occurring in July with 278 MCF.

J2.5 Secondary Metering

J2.5.1 Existing Secondary Meters

Table 5 provides a listing of the existing (at the time of contract award) secondary meters that will be transferred to the Contractor. The Contractor shall provide meter readings for all secondary meters IAW Paragraph C.3 and J2.6 below.

TABLE 5
Existing Secondary Meters
Natural Gas Distribution System Niagara Falls ARS

Meter Location	Meter Description
206 – Bowling/Recreation Center	Gas meter, residential, 1.25" pipe size
208 – Survival Equipment Shop	Gas meter, residential, 1.25" pipe size
300 – Visiting Officers Quarters	Gas meter, residential, 1.25" pipe size
310 – Security Police Operations	Gas meter, residential, 1.25" pipe size
314 – Consolidated Open Mess	Gas meter, residential, 1.25" pipe size
316 – Combat Arms Training	Gas meter, residential, 1.25" pipe size
317 – Communication Center	Gas meter, residential, 1.25" pipe size
320 – Communication Facility	Gas meter, residential, 1.25" pipe size
506 – Dining Hall	Gas meter, residential, 1.25" pipe size
707 – Maintenance Dock, Fuels System	Gas meter, residential, 1.25" pipe size
800 – Res Forces OPL Training	Gas meter, residential, 1.25" pipe size
805 – Exchange Sales Store	Gas meter, residential, 1.25" pipe size
810 – Aerial Port Training Facility	Gas meter, residential, 1.25" pipe size
851 –Heating Facility Bldg.	Gas meter, residential, 1.25" pipe size
855 – Gymnasium	Gas meter, residential, 1.25" pipe size

TABLE 5

Existing Secondary Meters

Natural Gas Distribution System Niagara Falls ARS

Meter Location	Meter Description
421 – Petroleum Operations	Gas meter, residential, 1.25" pipe size
425 – BE Maintenance Shop	Gas meter, residential, 1.25" pipe size
426 – BE Maintenance Shop	Gas meter, residential, 1.25" pipe size
600 – Base Supplies and Equipment Warehouse	Gas meter, residential, 1.25" pipe size
618 – Vehicle Ops	Gas meter, residential, 1.25" pipe size
620 – Vehicle Maintenance Shop	Gas meter, residential, 1.25" pipe size
624 – BE Paving Facility	Gas meter, residential, 1.25" pipe size
807 – SQ OPS	Gas meter, residential, 1.25" pipe size
850 – Hangar	Gas meter, residential, 1.25" pipe size

J2.5.2 Required New Secondary Meters

The Contractor shall install and calibrate new secondary meters as listed in **Table 6**. New secondary meters shall be installed IAW Paragraph C.13, Transition Plan. After installation, the Contractor shall maintain and read these meters IAW Paragraphs C.3 and J2.6 below.

TABLE 6

New Secondary Meters

Natural Gas Distribution System Niagara Falls ARS

Meter Location	Meter Description
None.	

J2.6 Monthly Submittals

The Contractor shall provide the Government monthly submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

Name: 914th AW/CEC

Address: 2405 Franklin Drive, Niagara Falls, New York 14304-5063

Phone number: (716) 236-3117

2. Outage Report. The Contractor's monthly outage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Outage reports shall be submitted by the 25th of each month for the previous month. Outage reports shall be submitted to:

Name: 914th AW/CEC
Address: 2405 Franklin Drive, Niagara Falls, New York 14304-5063
Phone number: (716) 236-3117

3. **Meter Reading Report.** The monthly meter reading report shall show the current and previous month readings for all secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the 15th of each month for the previous month. Meter reading reports shall be submitted to:

Name: 914th AW/CEC
Address: 2405 Franklin Drive, Niagara Falls, New York 14304-5063
Phone number: (716) 236-3117

4. **System Efficiency Report.** If required by Paragraph C.3, the Contractor shall submit a system efficiency report in a format proposed by the Contractor and accepted by the Contracting Officer. System efficiency reports shall be submitted by the 25th of each month for the previous month. System efficiency reports shall be submitted to:

Name: 914th AW/CEC
Address: 2405 Franklin Drive, Niagara Falls, New York 14304-5063
Phone number: (716) 236-3117

J2.7 Energy Saving Projects

IAW Paragraph C.3, Requirement, the following projects have been implemented by the Government for conservation purposes.

There are no active energy savings projects that affect the natural gas distribution system.

J2.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Niagara Falls ARS boundaries.

J2.9 Off-Installation Sites

No off-installation sites are included in the sale of the Niagara Falls ARS natural gas distribution system.

J2.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 7** provides a listing of service connections and disconnections required upon transfer.

TABLE 7
Service Connections and Disconnections
Natural Gas Distribution System Niagara Falls ARS

Location	Description
None	The government does not require connections or disconnections during the transition period.

J2.11 Government Recognized System Deficiencies

Table 8 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Niagara Falls ARS natural gas distribution system. If the utility system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all such planned improvements. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through [Schedule L-3](#). Renewal and Replacement projects will be recovered through [Sub-CLIN AB](#).

TABLE 8
System Deficiencies
Natural Gas Distribution System Niagara Falls ARS

Project Location	Project Description
No deficiencies.	